

## OPENING

Mayor Lisonbee brought the meeting to order at 6:01 p.m. welcoming all in attendance and leading in the Pledge of Allegiance.

## PRESENT

Mayor Lisonbee  
Councilmember McLaughlin  
Councilmember Kopp (VIRTUAL)  
Councilmember Beddo  
Councilmember Edwardsen

Staff: John R. Barlow  
Town Attorney Shawn Guzman

## DECLARATION OF CONFLICTS OF INTEREST

Councilmember Beddo declared that “I may have a conflict on this property.”

## MAYOR’S TOWN UPDATE

None

## CONSENT AGENDA

None

## DISCUSSION AND ACTION

**1. Approval of ZONE CHANGE for parcel AV-1313-D-1 from Agriculture to a mixed use of Single Family .50, Single family 1.0, and C-3. Zoning division is by legal description. Current General Plan designation is Medium density and Commercial. Applicant 2000 Main LLC. (Recommended 4/0) Ordinance O-2020-22**

Mayor Lisonbee- Welcomed Travis Holm to present.

Travis Holm- Explained that he is asking for rezone of 21 lots.

Mayor Lisonbee- Explained that the preliminary plat process has a few requirements and the applicant is requesting that the zoning happen so that the applicant feels good about preparing a preliminary plat.

Councilmember Kopp- Asked for clarification on how many total lots there are.

Mayor Lisonbee- Mentioned that he called a prior Mayor and asked if he was concerned about ground

contamination. The Mayor said that it was important to have only one residential unit per acre.

Councilmember Beddo asked how many total acres it is. Travis said that it was 214 acres.

Councilmember Beddo- asked about density of zoning designations. Expressed concerns about the map presented only having one entrance. He explained that he applauds the effort and he appreciates the plan to invest in the community.

Mayor Lisonbee said that the Planning Commission recommended the zone change 4-0 and asked the Council if they are ok with that recommendation.

Councilmember Beddo explained that the applicant is requesting a large zone change for a small development plan.

Mayor Lisonbee asked Councilmember Kopp had any thoughts.

Councilmember Kopp asked if the zoning could be changed back later or could a term limit be placed on the zone change.

Attorney Guzman recommended that the Council not make the change unless they are comfortable with it and that they typically would not be reversed without the property owner requesting it.

Councilmember Beddo asked if the City could change it back without the property owner requesting.

Attorney Guzman recommended against acting on the idea that the City could change the zone back without the property owner's request. Recommends considering each zone change to determine whether it is good for the community.

Councilmember Beddo explained that he still has concerns.

Attorney Guzman pointed out that the zone request is in line with the general plan. He explained that part of the applicants request could be granted.

Councilmember Beddo explained that he has concerns about the limited access. He asked the applicant to plan to push a second roadway access as soon as possible.

Mayor Lisonbee stated that UDOT has some requirements that will have to be considered as well.

Mayor Lisonbee asked the Council if the Council is ok with considering the next agenda item, change to General Plan, along with this action item.

Councilmember Beddo began making a motion but retracted it due to lack of specificity at the recommendation of Attorney Guzman.

Travis Holm explained that after you "take out" all of the open and public space than you would be able to have one unit per one acre.

Councilmember Beddo asked if the whole property can be considered when calculating density.

Attorney Guzman- Advised that the council needs to consider each individual zone/lot. He advised to just look at the map and determine whether it is what the council would like.

Mayor Lisonbee- Asked the applicant why the applicant chose C-3. Mayor pointed out that there may be some problems with having C-3. The Mayor recommended C-2 instead of C-3.

Travis Holm- Applicant agreed that it would be ok.

**MOTION:** Councilmember Beddo moves to approve the ZONE CHANGE of AB-1313-B-1 from agricultural to a mixed-use single family 1/2 acre, single family 1 acre and C-2 zoning division by legal description.

**SECOND:** Councilmember McLaughlin

**VOTE:**

Councilmember Kopp	Aye
Councilmember Beddo	Aye
Councilmember Edwardsen	Aye
Councilmember McLaughlin	Aye
Mayor Lisonbee	Aye

The vote was unanimous and the motion carried.

**2. Approval of GENERAL PLAN AMENDMENT for parcel AV-1338-H-3 to Planned Development. Applicant Robert and Maria Campbell. (Recommended 4/0) Ordinance O-2020-23**

Mayor Lisonbee- Recommends the topic be tabled.

**MOTION:** Mayor Lisonbee moves to table discussion and action item 2.

**SECOND:** Councilmember McLaughlin

**VOTE:**

Councilmember Kopp	Aye
Councilmember Beddo	Aye
Councilmember Edwardsen	Aye
Councilmember McLaughlin	Aye
Mayor Lisonbee	Aye

The vote was unanimous and the motion carried.

**3. Approval of GENERAL PLAN AMENDMENT for parcel AV-1338-H-3 to Planned Development. Applicant Robert and Maria Campbell. (Recommended 4/0) Ordinance O-2020-23**

**MOTION:** Mayor Lisonbee moves to table discussion and action item 3.



<b>SECOND:</b>	Councilmember McLaughlin	
<b>VOTE:</b>	Councilmember Kopp	Aye
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous and the motion carried.

#### 4. Discussion and Action on Cares ACT Funding. Resolution R-2020-13

Mayor Lisonbee- Explained that the Town has applied for CARES Funding. The town needs the ability to work remotely in case of a COVID outbreak in the town. The Town would need to update its technology. The Mayor explained some of the other necessary, unplanned, expenses related to COVID. Explains why it is important to have security systems during the pandemic and explains the current state of the Town's camera system

Councilmember Beddo- Asked what was included in the Camera quote.

Mayor Lisonbee- Explained that it replaces where current cameras are but updates the technology. The Mayor said it comes with a few additional cameras.

Councilmember Guzman- Advised the Mayor that some of the things on the resolution may not qualify for CARES funding.

Councilmember Kopp- Asked how the purchase of laptops would affect working hours of the office.

Mayor Lisonbee- Explains that if the CARES funding is approved, the laptops would help us maintain regular working hours.

Shawn Guzman- Stated that he does not feel comfortable with some of the items discussed tonight.

Mayor Lisonbee- Expressed that he does not feel comfortable going forward without meeting with Attorney Guzman.

<b>MOTION:</b>	Mayor Lisonbee moves to table discussion and action item 4.	
<b>SECOND:</b>	Councilmember McLaughlin	
<b>VOTE:</b>	Councilmember Kopp	Aye
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous and the motion carried.

#### **REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS**

**Events Committee –**

None

**Planning Commission –**

None

**Fire Department –**

None

**Big Plains Water and Sewer SSD –**

None

**Code Enforcement –**

None

**Roads and Storm Drainage –**

None

**Council-**

None

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#### **MAYOR LISONBEE OPENS PUBLIC COMMENTS**

No Comments

#### **MAYOR CLOSES PUBLIC COMMENTS**

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#### **REQUEST FOR A CLOSED SESSION**

**MOTION:** Councilmember Kopp moves to have a closed session.

**SECOND:** Councilmember McLaughlin

**VOTE:** Councilmember Kopp Aye

Councilmember Beddo Aye

Councilmember Edwardsen Aye

Councilmember McLaughlin Aye

Mayor Lisonbee Aye

The vote was unanimous and the motion carried.

Meeting moves to a closed session.

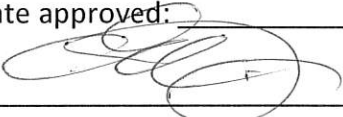
**ADJOURNMENT**

<b>MOTION:</b>	Councilmember Kopp moves to adjourn tonight's meeting.	
<b>SECOND:</b>	Councilmember McLaughlin	
<b>VOTE:</b>	Councilmember Kopp	Aye
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 7:13 PM

Date approved: \_\_\_\_\_

  
\_\_\_\_\_  
Marty Lisonbee, Mayor

ATTEST BY: \_\_\_\_\_

  
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